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$$\frac{4}{m^2}$$

This amends all prior Management Certificates filed for this association.

State of Texas §

1. Name of Subdivision: Heights of Cibolo

3. Name of Homeowners Association: Heights of Cibolo Master Community, Inc.

5. Recording Data for Declaration and any amendments: Master Covenant filed on or about 8/15/2006 at Guadalupe County, Volume 2356, Pg. 0043, Document #06916918.

Notice of Addition of Land and Notice of Applicability Annexing Heights of Cibolo Units 4A and 4B..filed under Vol 4220, PG. 0328.

Appointment of Board of Directors dated 12/12/2011 is attached to and filed under Doc# 11-022741

Notice of Dedicatory Instruments and Policy Manual is attached to and filed under Doc# 11-022741 Includes:  
Certificate of Formation

Bylaws

Policy Regarding Display and Installation of Flags and Flagpoles

Policy Regarding Display of Certain Religious Items

Policy Regarding Installation and Use of Rainwater Harvesting Systems

Policy Regarding Installation and Use of Solar Energy Devices and Energy Efficient

Roofing Materials

Payment Plan Guidelines and Application of Payments Schedule

Records Production and Copying Policy

Document Retention Policy

Statutory Compliance Policy

Resolutions: These Resolutions were filed with Document # 07-024311,

Volume 2558, pg. 0759 on 11/27/2007.

Collection Policy Resolution No. 2006001

Violation Policy Resolution No. 2004002

Swimming Pool Rules and Regulations filed under Doc# 11-022741

Resolutions/Policies/Guidelines: All policies are attached to and filed under Volume 4149

Page 0519

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Guidelines for Land Use of Adjacent Lots

Assessment Collection Policy signed 12/23/2013 is attached to and filed under Volume 4180, Page 0274.

2014 Pool Rules and Regulations are filed under Volume 4207, pg 0791.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management

17319 San Pedro Ave, #318

San Antonio, TX 78232

contact@spectrumam.com

210-494-0659

[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

**8. Fee(s) related to Property Transfer:**

- **Administrative Transfer Fee - \$200.00**
- **Capital Improvement Fee - \$500.00**
- **Resale Package = \$375.00**
  - **Rush for Resale Package:**
    - **1 business day = \$120.00 / 3 business days = \$95.00**
  - **Add a Rush to an existing order = \$75.00 + Cost of a Rush**
  - **Update for Resale Package:**
    - **1-14 days = \$15.00 / 15-180 days = \$50.00**
- **Statement of Account only = \$120.00**
  - **Rush for Statement of Account only:**
    - **1 business day = \$110.00 / 3 business day = \$85.00**
  - **Update for Statement of Account only:**
    - **1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00**

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 11<sup>th</sup> day of November, 2021.

Heights of Cibolo Master Community, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

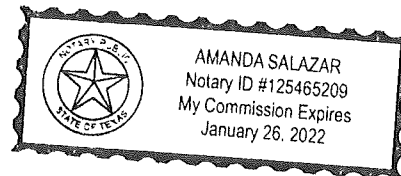
County of Bexar §

This instrument was acknowledged and signed before me on 11<sup>th</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Heights of Cibolo Master Community, Inc., on behalf of said association.

  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



202199039342  
I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
11/15/2021 04:17:12 PM PAGES: 4 LEAH  
TERESA KIEL, COUNTY CLERK



Teresa Kiel